

PB# 07-02

**Lombardi/Vincenzo
(Sub.)**

13-12-10

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: November 14, 2007

07-02 Lombardi/Vincenzo Sub.
Laurence Ave (13-12-10)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 12/06/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	APPROVAL FEE	CHG	310.00		
12/05/2007	REC. CK. #640	PAID		310.00	
			-----	-----	-----
		TOTAL:	310.00	310.00	0.00

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#919-2007

12/06/2007

Lombardi, Frank
361 Oak Dr
New Windsor, NY 12553

Received \$ 310.00 for Planning Board Fees, on 12/06/2007. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

pb # 07-02.

PLANNING BOARD
TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 12/06/2007

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 7-2
NAME: LOMBARDI-VINCENZO SUB. PA2006-1158
APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/19/2007	REC. CK. #523	PAID		400.00	
01/24/2007	P.B. MINUTES	CHG	28.00		
01/24/2007	P.B. ATTY FEE CORDISCO	CHG	385.00		
01/24/2007	P.B. ENGINEER FEE	CHG	464.10		
09/26/2007	P.B. MINUTES	CHG	35.00		
12/05/2007	REC. CK. #641	PAID		512.10	
		TOTAL:	912.10	912.10	0.00

12/6/07

To close out escrow.

J. Fenney
(12-6-07)

P.B. #07-02 ESCROW

FRANK LOMBARDI PHILIP S. VINCENZO 361 OAK DR. NEW WINDSOR, NY 12553		629-1301	55-150/212	641
PAY TO THE ORDER OF <u>Town of New Windsor</u>		<u>11-30</u> 20 <u>07</u>		
<u>Five hundred Twelve</u>		<u>10</u> DOLLARS		
TD Banknorth, N.A. Vails Gate Office Routes 300 & 94 Vails Gate, NY 12584				
FOR <u>Escrow Sub</u>		<i>[Signature]</i>		
1022015031		39828530000641		

PLANNING BOARD
TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 12/06/2007

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 7-2
NAME: LOMBARDI-VINCENZO SUB. PA2006-1158
APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	ONE LOT REC FEE	CHG	3000.00		
12/05/2007	REC. CK. #642	PAID		3000.00	
		TOTAL:	3000.00	3000.00	0.00

11-30-07

P.O. #07-02 Recreation fee

FRANK LOMBARDI		629-1301	55-150/212	642
PHILIP S. VINCENZO				
361 OAK DR.				
NEW WINDSOR, NY 12553				
PAY TO THE ORDER OF	Town of New Windsor		\$3000.00	
TD Banknorth, N.A.		DOLLARS		
Vails Gate Office				
Routes 300 & 94				
Vails Gate, NY 12584				
FOR	Law Sub Rec Fee			
00212015031		398285300010642		

RESOLUTION GRANTING SUBDIVISION APPROVAL

Lombardi-Vincenzo Subdivision
PB #07-02

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a subdivision by Frank Lombardi and Philip Vincenzo (the "applicants") for a project described as the "Lombardi-Vincenzo Subdivision";

WHEREAS, the subject site consists of 0.25 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 13, block 12, and lot 10 (SBL 13-12-10); and

WHEREAS, the action involves a request for a subdivision approval; and

WHEREAS, the applicants have submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the applicants' proposed subdivision plat, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on September 26, 2007 the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicants have submitted a proposed subdivision plat consisting of one sheet, prepared by J. William Komisar, L.L.S. dated January 22, 1997 and last revised on August 14, 2007; and

WHEREAS, the applicants are seeking final subdivision approval for the subdivision plat, which would divide one lot containing two residences into two lots, each containing one

residence. This action will not result in any additional disturbances beyond that previously reviewed for this application;

WHEREAS, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval the subdivision.

NOW, THEREFORE, the Planning Board finds that the applicants have satisfied the requirements of Town Code § 300-86 and approves the subdivision subject to the following terms and conditions:

1. The applicants shall pay all outstanding fees due the Town in connection with this application;
2. The applicants shall make any required revisions to the subdivision to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicants shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicants shall submit proof of satisfaction of the foregoing conditions and submit a plat for signature within six months of the date of this resolution.

Upon motion made by Member Schlesinger, seconded by Member Brown, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent

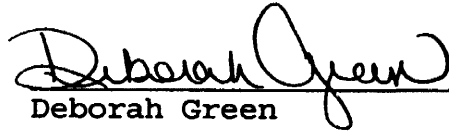
Dated: October 10, 2007
New Windsor, New York


Genaro Argemio Chairman

Chair
10-10-07

Filed in the Office of the Town Clerk on this 22nd day
of October, 2007.

January 2008


Deborah Green
Town Clerk

**RESOLUTION ADOPTING A NEGATIVE DECLARATION
FOR A SUBDIVISION APPLICATION**

*Lombardi-Vincenzo Subdivision
PB #07-02*

WHEREAS, an application was made to the Planning Board of the Town of New Windsor for approval of a subdivision by Frank Lombardi and Philip Vincenzo (the "applicants") for a project described as the "Lombardi-Vincenzo Subdivision";

WHEREAS, the subject site consists of 0.25 acres of land and comprised of one tax map parcel in the Town of New Windsor identified on the tax map as section 13, block 12, and lot 10 (SBL 13-12-10); and

WHEREAS, the action involves a request for a subdivision approval; and

WHEREAS, the applicants have submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board conducted an uncoordinated SEQRA review for this project; and

WHEREAS, during the course of the Planning Board's review of the Applicants' proposed subdivision plat, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

WHEREAS, on September 26, 2007 the Planning Board waived the public hearing; and

WHEREAS, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

WHEREAS, the applicants have submitted a proposed subdivision plat consisting of one sheet, prepared by J. William Komisar, L.L.S. dated January 22, 1997 and last revised on August 14, 2007; and

WHEREAS, the Planning Board has determined that the Proposed Action minimizes or avoids significant environmental

impacts and, therefore, the accompanying Negative Declaration is hereby adopted as part of the approval of the subdivision.

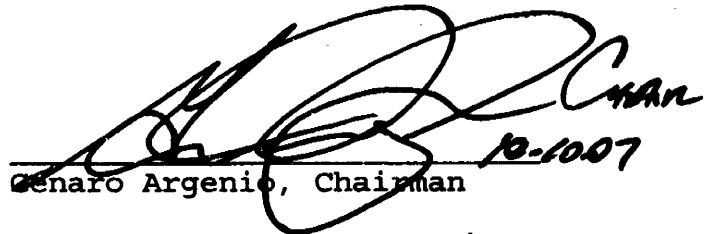
NOW, THEREFORE, be it resolved as follows:

1. The Planning Board is lead agency for an uncoordinated review of this action;
2. This is an Unlisted Action for SEQRA purposes;
3. The EAF submitted by the applicants has been fully reviewed and considered by the Planning Board;
4. Having reviewed with due care and diligence the EAF submitted by the applicants, the application herein and all pertinent documentation and testimony received at the public hearing, it is determined that the proposed action will not have, nor does it include, the potential for significant adverse environmental impacts;
5. The Planning Board hereby adopts the SEQRA "Negative Declaration" annexed hereto.

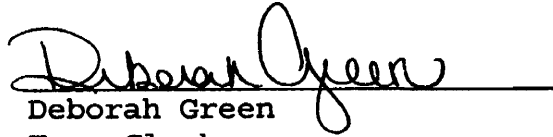
Upon motion made by Member Schlesinger, seconded by Member BROWN, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher	<u>Aye</u>	Nay	Abstain	Absent
Member, Howard Brown	<u>Aye</u>	Nay	Abstain	Absent
Member, Neil Schlesinger	<u>Aye</u>	Nay	Abstain	Absent
Member, Henry Vanleeuwen	Aye	Nay	Abstain	<u>Absent</u>
Chairman, Genaro Argenio	<u>Aye</u>	Nay	Abstain	Absent
- - -				
Alternate, Henry Schieble	<u>Aye</u>	Nay	Abstain	Absent

Dated: October 10, 2007
New Windsor, New York


Genaro Argenio, Chairman 10-10-07

Filed in the Office of the Town Clerk on this 22nd day
of ~~October~~, 2007. 2008
January


Deborah Green
Town Clerk

**TOWN OF NEW WINDSOR PLANNING BOARD
COUNTY OF ORANGE**

NEGATIVE DECLARATION

Lombardi - Vincenzo Subdivision

*PB # 7-02
(S-B-L: 13-12-10)*

PLEASE TAKE NOTICE that, according to the provisions of Article 8 of the Environmental Conservation Law and the New York Code of Rules and Regulations Part 617, the Town of New Windsor Planning Board has adopted a Negative Declaration for the project named below. The Planning Board is serving as Lead Agency for this Unlisted Action, for an Uncoordinated review of this Unlisted Action.

Name of Project: Lombardi – Vincenzo Subdivision
Action Type: Unlisted Action; Uncoordinated Review
Location: Town of New Windsor, County of Orange
Location: Lawrence Avenue
Zoning District: R-4
Tax Map Parcel: 13-12-10

Summary of Action:

The action involves a request for a minor subdivision creating two lots from an existing lot. The existing lot is presently improved by two residences. The minor subdivision would place each residence on its own lot.

Reasons Supporting the Negative Declaration:

Based on its consideration of the available information, the Planning Board finds there would be no significant adverse environmental effects associated with granting the lot line change.

No new residences will be created by virtue of this minor subdivision. The proposed minor subdivision is considered to comply with all currently existing zoning requirements and municipal plans for the Town of New Windsor, and is consistent with the community character. Neither solid waste generation, energy consumption, nor public service demands would be significant or excessive for the realigned lots within this resubdivision. No other potentially significant harmful environmental impacts are identified.

Date of Adoption of Negative Declaration: September 26, 2007
Agency Address: Town of New Windsor Planning Board
Town Hall – 555 Union Avenue
New Windsor, New York 12553
Tel. (845) 563-4615
Contact Person: Genaro Argenio, Planning Board Chairman

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
11/14/2007	PLANS STAMPED	APPROVED
09/26/2007	P.B. APPEARANCE	ND; WVE PH; APPR
01/24/2007	P.B. APPEARANCE	LA:REFER TO ZBA
01/17/2007	WORKSHOP APPEARANCE	SUBMIT



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

November 28, 2007

Frank Lombardi
361 Oak Drive
New Windsor, NY 12553

SUBJECT: P.B. #07-02 SUBDIVISION - LAWRENCE AVE

Dear Frank:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee.....	\$	310.00
Check #2 - Amount over escrow posted.....	\$	512.10
Check #3 - One lot recreation fee.....	\$	3,000.00

Upon receipt of these checks, I will release the signed plans to you for filing in the County Clerk's office with new deeds.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158
APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/19/2007	REC. CK. #523	PAID		400.00	
01/24/2007	P.B. MINUTES	CHG	28.00		
01/24/2007	P.B. ATTY FEE CORDISCO	CHG	385.00		
01/24/2007	P.B. ENGINEER FEE	CHG	464.10		
09/26/2007	P.B. MINUTES	CHG	35.00		
		TOTAL:	912.10	400.00	512.10

496-9707

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	APPROVAL FEE	CHG	310.00		
			-----	-----	-----
		TOTAL:	310.00	0.00	310.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/28/2007	ONE LOT REC FEE	CHG	3000.00		
			-----	-----	-----
		TOTAL:	3000.00	0.00	3000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/28/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/19/2007	EAF SUBMITTED	01/19/2007	WITH APPLIC
ORIG	01/19/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/19/2007	LEAD AGENCY DECLARED	01/24/2007	TOOK LA
ORIG	01/19/2007	DECLARATION (POS/NEG)	09/24/2007	DECL NEG DEC
ORIG	01/19/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/19/2007	PUBLIC HEARING HELD	/ /	
ORIG	01/19/2007	WAIVE PUBLIC HEARING	09/24/2007	WAIVED PH
ORIG	01/19/2007	FINAL PUBLIC HEARING	/ /	
ORIG	01/19/2007	PRELIMINARY APPROVAL	/ /	
ORIG	01/19/2007	LEAD AGENCY LETTER SENT	/ /	

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 7- 2

FOR ALL WORK ON FILE:

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	EXP.	DOLLARS-----	
											BILLED	BALANCE
7-2	318845	01/03/07	TIME	MJE	WS	LOMBARDI	119.00	0.40	47.60			
7-2	321205	01/17/07	TIME	MJE	WS	LOMBARDI SUB	119.00	0.40	47.60			
7-2	322520	01/23/07	TIME	MJE	MR	LOMBARDI SUB	119.00	0.60	71.40			
7-2	321595	01/24/07	TIME	MJE	MM	Lombardi > ZEA	119.00	0.10	11.90			
7-2	322521	01/24/07	TIME	MJE	PM	RVW PROJECT W/GA	119.00	0.20	23.80			
7-2	327545	02/28/07	TIME	MJE	MC	LOMBARDI ZEA REF	119.00	0.40	47.60			
									249.90			
7-2	324830	02/20/07				BILL 07-584						-202.30
												-202.30
7-2	378305					PD/CR 07-584	PD 03/07/07	202.30				
7-2	330948	03/22/07	TIME	MJE	MC	LOMBARDI:BULK ?s	119.00	0.30	35.70			
									35.70			
7-2	328512	03/15/07				BILL 07-844						-47.60
												-47.60
7-2	378424					PD/CR 07-844	PD 03/28/07	47.60				
7-2	339785	05/23/07				BILL 07-1353						-35.70
												-35.70
7-2	379472					PD/CR 07-1353	PD 06/11/07	35.70				
7-2	348130	07/05/07	TIME	MJE	WS	LOMBARDI-VINCENZO	119.00	0.40	47.60			
									47.60			
7-2	353499	08/15/07				BILL 07-2170						-47.60
												-47.60
7-2	380469					PD/CR 07-2170	PD 08/27/07	47.60				
7-2	359176	09/22/07	TIME	MJE	MR	LOMBARDI SUB	119.00	0.40	47.60			
7-2	360388	09/24/07	TIME	MJE	MR	LOMBARDI SUB	119.00	0.20	23.80			
7-2	360397	09/25/07	TIME	MJE	PM	LOMBARDI W/GA	119.00	0.20	23.80			
7-2	360373	09/26/07	TIME	MJE	MM	LOMBARDI	119.00	0.20	23.80			
7-2	361717	09/26/07	TIME	MJE	MM	Lombardi APPL	119.00	0.10	11.90			
									130.90			
7-2	382295	10/25/07				BILL 07-2841						-130.90
												-130.90
						TASK TOTAL		464.10		0.00		-464.10
										0.00		0.00
						GRAND TOTAL		464.10		0.00		-464.10
										0.00		0.00

Date	Received From/Paid To	Che#	Repts	General	Fees	Bld	Trust Activity	Balance
Entry #	Explanation	Rec#		Disbs		Inv#	Acc	
12132	TOWN OF NEW WINDSOR							
6085905	LOMBARDI-VINCENZO SUBDIVISION PB# 07-02							Resp Lawyer: JRL
Jan 24/2007	Lawyer: DRC 0.40 Hrs X 175.00				70.00	2614		
48270	REVIEW APPLICATION MATERIALS AND M EDSALL'S COMMENTS PB# 07-02							
Jan 24/2007	Lawyer: DRC 0.10 Hrs X 175.00				17.50	2614		
48277	ATTEND PLANNING BOARD MEETING PB#07-02							
Feb 13/2007	Billing on Invoice 2614			0.00		2614		
51824	FEES 87.50							
Mar 2/2007	Town of New Windsor	025503	87.50					
55835	PMT - PAYMENT ON ACCOUNT							
Sep 26/2007	Lawyer: DRC 0.20 Hrs X 175.00				35.00	4999		
95939	REVIEW REVISED PLANS PB#07-02							
Sep 26/2007	Lawyer: DRC 0.10 Hrs X 175.00				17.50	4999		
95940	REVIEW M EDSALL'S COMMENTS PB# 07-05							
Sep 26/2007	Lawyer: DRC 0.20 Hrs X 175.00				35.00	4999		
95941	ATTEND PLANNING BOARD MEETING PB# 07-05							
Oct 9/2007	Lawyer: DRC 0.40 Hrs X 175.00				70.00			
98060	AGGREGATE TIME SPENT PREPARING THE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SUBDIVISION APPROVAL PB# 07-02							
Oct 10/2007	Lawyer: DRC 0.80 Hrs X 175.00				140.00			
98950	AGGREGATE TIME SPENT PREPARING THE RESOLUTIONS ADOPTING THE NEGATIVE DECLARATION AND GRANTING SUBDIVISION APPROVAL, AND THE NEGATIVE DECLARATION PB # 07-02							
Oct 16/2007	Billing on Invoice 4999			0.00		4999		
99191	FEES 87.50							
Oct 26/2007	TOWN OF NEW WINDSOR	011734	87.50					
101684	PMT - PAYMENT ON ACCOUNT							

TOTALS	CHE	RECOV	FEES	TOTAL	DISBS	FEES	TAX	RECEIPTS	BALANCES	TRUST
PERIOD	0.00	0.00	210.00	210.00	0.00	175.00	0.00	175.00	A/R 0.00	0.00

REPORT SELECTIONS - Client Ledger

Layout Template
 Requested by
 Finished
 Ver
 Matters
 Clients
 Major Clients
 Client Intro Lawyer
 Matter Intro Lawyer
 Responsible Lawyer
 Assigned Lawyer
 Type of Law
 Select From
 Matters Sort by
 New Page for Each Lawyer
 New Page for Each Matter
 No Activity Date
 Firm Totals Only
 Totals Only
 Entries Shown - Billed Only
 Entries Shown - Disbursements
 Entries Shown - Receipts
 Entries Shown - Time or Fees
 Entries Shown - Trust
 Incl. Matters with Retainer Bal
 Incl. Matters with Neg Unbld Disb
 Trust Account
 Working Lawyer
 Include Corrected Entries
 Show Check # on Paid Payables
 Show Client Address
 Consolidate Payments
 Show Trust Summary by Account
 Printed from

Default
 Rose Thoma
 Friday, November 02, 2007 at 11:46:48 AM
 8.20c
 6085905
 All
 All
 All
 All
 All
 All
 Active, Inactive Matters
 Default
 No
 No
 Dec 31/2199
 No
 No
 No
 Yes
 Yes
 Yes
 Yes
 No
 No
 All
 All
 No
 No
 No
 No
 No
 Register

385.00



RESULTS OF P.B. MEETING OF: September 26, 2007

PROJECT: Lombardi / Vincenzo P.B. # 07-02



LEAD AGENCY:

AUTHORIZE COORD. LETTER: Y____N____
TAKE LEAD AGENCY: Y____N____

NEGATIVE DEC:

M/Schl(S) B VOTE: A 5 N 0
CARRIED: Y ✓ N

M)___S)___ VOTE: A___N___
CARRIED: Y___N___

PUBLIC HEARING: **WAIVED:** ✓ **CLOSED:** **FINAL:**

M. Schles B VOTE: A 5 N 0 SCHEDULE P.H.: Y N ✓

SEND TO O.C. PLANNING: Y____ RETURN TO WORK SHOP: Y____ N____

SEND TO DEPT. OF TRANS: Y___ REFER TO Z.B.A.: M)___ S)___ VOTE: A___ N___

APPROVAL:

CONCEPTUAL: _____ PRELIMINARY: _____ COND. FINAL: ✓ FINAL _____

M) Sch/S B VOTE: A 5 N 0 APPROVED: 9/26/07

NEED NEW PLANS: Y___N ☒

CONDITIONS – NOTES:

MEETING DATE: *September 26, 2007*



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: LOMBARDI - VINCENZO SUBDIVISION
PROJECT LOCATION: LAWRENCE AVENUE & BRADFORD AVENUE
SECTION 13 - BLOCK 12 - LOT 10
PROJECT NUMBER: 07-02
DATE: 26 SEPTEMBER 2007
DESCRIPTION: THE APPLICATION INVOLVES AN EXISTING LOT WITH TWO (2) RESIDENCES. A SUBDIVISION TO RESULT IN A LOT FOR EACH EXISTING RESIDENCE IS PROPOSED. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 24 JANUARY 2007 PLANNING BOARD MEETING.

1. The property is located in the R-4 zoning district of the Town. The "required" zoning information on the plan is correct for the zone and use. The application was previously referred to the ZBA. It is my understanding all necessary variances were obtained (and this has now been indicated on the plan).
2. The Planning Board previously assumed Lead Agency on 1-24-07. I recommend the Board declare this an "unlisted action" and consider a "neg dec".
3. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision, or if same can be waived per Section 257-13 (A) of the Subdivision Regulations. (if waived, both preliminary and final public hearings must be waived).
4. I am aware of no technical or engineering concerns for this application. The Board may wish to consider approval.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-02-26Sept07.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

September 26, 2007 (5)

50

LOMBARDI/VINCENZO_SUBDIVISION_(07-02)

Mr. Frank Lombardi appeared before the board for this proposal.

MR. ARGENIO: Lombardi/Vincenzo subdivision. Your name for the record?

MR. LOMBARDI: Frank Lombardi, 361 Oak Drive, New Windsor.

MR. ARGENIO: Tell us what you want to do.

MR. LOMBARDI: We have one lot with two single family residences, we're just trying to subdivide it, make two single lots with one house on each lot.

MR. ARGENIO: You went to the Zoning Board, you got your variances?

MR. LOMBARDI: Yes.

MR. ARGENIO: You're in Ducktown, yes?

MR. LOMBARDI: Yes.

MR. ARGENIO: What are you doing here, looks like there's two houses on one lot.

MR. LOMBARDI: That's what I said.

MR. ARGENIO: I'm supposed to talk.

MR. LOMBARDI: Two single family residences on one lot.

MR. ARGENIO: Do you have a setback issue here with the one story wood frame building, is it over the property line?

MR. LOMBARDI: Which one?

MR. ARGENIO: This one.

MR. LOMBARDI: It's out in the street.

MR. ARGENIO: What's that all about?

MR. LOMBARDI: 1903 that's how they did that.

MR. EDSALL: The zoning board granted all variances they could and it's an existing encroachment.

MR. ARGENIO: You're probably going to sell one of these, are selling something here? I would imagine you're trying to straighten it up.

MR. LOMBARDI: Right, it was termite infested and in disrepair, we repaired it and put an extension on it.

MR. SCHEIBLE: Talking about down here?

MR. LOMBARDI: No, talking about this, if you see this little box to the rear was the original building and we added on where the says Cape Cod and we, the whole entire thing is new so now it's a three bedroom cape.

MR. ARGENIO: Can anybody speak to the presence or the attendance at the public hearing for the zoning board? Can you, sir? Was there people at the public hearing for the zoning board?

MR. LOMBARDI: Yes.

MR. EDSALL: I wasn't there.

MR. ARGENIO: What did they have to say?

MR. LOMBARDI: There was no negative comments, just some concerns. One lady said it's a beautiful house, I'm glad you finally did something with the lot, it's

overgrown for years.

MR. SCHLESINGER: What was the concern?

MR. LOMBARDI: No negative concerns.

MR. ARGENIO: What were the concerns?

MR. LOMBARDI: That are they going to be both rented. I said well, if they're split, there will be homeowners owning each, if they're not split, we have no choice but to rent them.

MR. SCHLESINGER: It's your option.

MR. LOMBARDI: That's what she said, are there going to be tenants.

MR. SCHLESINGER: You own it, you can live it in or you can rent it.

MR. LOMBARDI: She thinks that homeowners owning separate lots are better.

MR. SCHLESINGER: I understand.

MR. LOMBARDI: She said you're splitting it, that's a good thing because now there are going to be homeowners, she wasn't against it, what happens if you don't split it, well then they're going to be rentals.

MR. ARGENIO: Is there something else? I don't know about, I wish Mike were here.

MR. EDSALL: Even if anyone has a concern from a physical standpoint there's no physical change occurring. All you're doing is drawing a fictitious line, it's an ownership issue.

MR. LOMBARDI: Original Ducktown subdivision, this was

four lots, we just took one of the original lot lines and we just called this center, we didn't change even from the original lot line.

MR. ARGENIO: Who's got questions about this, anybody? I'll accept a motion for a negative dec.

MR. SCHLESINGER: I don't think there's a need for it.

MR. CORDISCO: You're referring to a public hearing?

MR. SCHLESINGER: Public hearing, I know negative dec.

MR. CORDISCO: You would need to do that.

MR. SCHLESINGER: So moved negative dec.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare a negative dec for the Lombardi/Vincenzo subdivision. If there's no further discussion from the board members, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Public hearing, anybody?

MR. GALLAGHER: I don't see the need.

MR. ARGENIO: Motion we waive it.

MR. SCHLESINGER: Sure.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive the public hearing for this application. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Anything else? Motion for final?

MR. SCHLESINGER: Make a motion for final approval lot line of Lombardi/Vincezo.

MR. BROWN: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board over final approval for Lombardi/Vincenzo subdivision in Ducktown. If there's no further discussion, roll call.

ROLL CALL

MR. GALLAGHER	AYE
MR. BROWN	AYE
MR. SCHLESINGER	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/19/2007	P.B. ENGINEER	01/19/2007	NO AGENCY REVIEWS
		. NO AGENCY REVIEWS NECESSARY -	PER MARK AT	WORKSHOP

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/2007	P.B. APPEARANCE	LA:REFER TO ZBA
01/17/2007	WORKSHOP APPEARANCE	SUBMIT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2007

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/19/2007	EAF SUBMITTED	01/19/2007	WITH APPLIC
ORIG	01/19/2007	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/19/2007	LEAD AGENCY DECLARED	01/24/2007	TOOK LA
ORIG	01/19/2007	DECLARATION (POS/NEG)	/ /	
ORIG	01/19/2007	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/19/2007	PUBLIC HEARING HELD	/ /	
ORIG	01/19/2007	WAIVE PUBLIC HEARING	/ /	
ORIG	01/19/2007	FINAL PUBLIC HEARING	/ /	
ORIG	01/19/2007	PRELIMINARY APPROVAL	/ /	
ORIG	01/19/2007	LEAD AGENCY LETTER SENT	/ /	

January 24, 2007

3

ZBA_REFERRAL:

LOMBARDI/VINCENZO_(07-02)

MR. ARGENIO: First is ZBA referrals, Lombardi/Vincenzo 2 lot residential subdivision. The application involves an existing lot with two residences, subdivision to result in a lot for each existing residence is proposed. Is somebody here to represent this? Property's in the R-4 zoning district of the Town, required zoning information on the plan is correct for the zone, use based on the provided information on the bulk table, the application will require several variances. Sir, can I have your name for the record, please?

MR. VINCENZO: Phil Vincenzo.

MR. ARGENIO: Would you tell us what you want to do and the variances that are required?

MR. VINCENZO: Basically, what I want to do is we have two houses on one property, we have Mr. Lombardi and we want to on a map on the survey you can see we just want to divide the center line and make it two separate single residences instead of two homes on one property, just kind of like so we don't have to rent them out, want to just make them single family homes.

MR. ARGENIO: The house that's labeled Cape Cod, does that exist today?

MR. VINCENZO: Yes.

MR. ARGENIO: Goes through the house, right now the property line goes through the house?

MR. VINCENZO: Property line will be going right through the house.

MR. SCHLESINGER: No, no, no, it goes through the house right now?

MR. VINCENZO: Currently the two houses are on one property.

MR. EDSALL: Those are the old strip deed lines.

MR. VINCENZO: You're looking at four lots.

MR. ARGENIO: I'm seeing the property line currently goes right through the house, is that correct?

MR. VINCENZO: Actually, this is all one property, actually, four these are all old maps and there's four lot lines, the proposed line is going to be right through the middle of the two properties.

MR. VAN LEEUWEN: You want one property split it into two?

MR. VINCENZO: Yes, there's two houses that exist, it has Town sewer, Town water, all that stuff. The only thing I want to show you here what I propose this is our piece of property here, you don't have a map, it's a lot map and all these ones in the pink, all these ones that I pinked in after we, if our proposal goes through after they split all these properties on here it would be more conforming to the lots that are there now cause all these are the same size after the lot is split.

MR. ARGENIO: Mark, are there any anomalies, anything I'm missing?

MR. EDSALL: No, very straightforward and it's currently a non-complying situation with the two residences on the single lot so they're looking to eliminate that noncompliance by creating two lots but that needs variances cause of the size.

MR. ARGENIO: You're taking a bad situation and trying to make it better.

MR. VINCENZO: Yes, basically all we want to do is put a line down the middle of the property, it will be more conforming after the fact.

MR. ARGENIO: I will accept a motion if somebody deems fit that we assume lead agency under SEQRA.

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Position has been made and seconded that the Town of New Windsor Planning Board declare itself lead agency under SEQRA process. No further discussion, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Unless somebody sees something here that I'm not seeing, I'd like to move it along to the zoning. Do I have a recommendation?

MR. VAN LEEUWEN: So moved.

MR. MINUTA: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare the Lombardi/Vincenzo subdivision application incomplete at this time. If there's no further discussion from the

January 24, 2007

6

board members, roll call.

ROLL CALL

MR. SCHLESINGER	AYE
MR. BROWN	AYE
MR. MINUTA	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: You have been referred to the zoning board with a positive recommendation. Let the record reflect that Mike has joined us.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

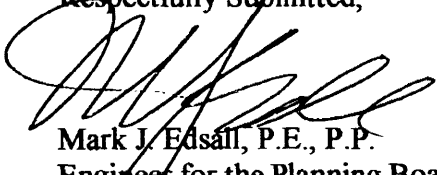
WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LOMBARDI - VINCENZO SUBDIVISION
PROJECT LOCATION: LAWRENCE AVENUE & BRADFORD AVENUE
SECTION 13 - BLOCK 12 - LOT 10
PROJECT NUMBER: 07-02
DATE: 24 JANUARY 2007
DESCRIPTION: THE APPLICATION INVOLVES AN EXISTING LOT WITH TWO (2) RESIDENCES. A SUBDIVISION TO RESULT IN A LOT FOR EACH EXISTING RESIDENCE IS PROPOSED.

1. The property is located in the R-4 zoning district of the Town. The "required" zoning information on the plan is correct for the zone and use. Based on the "provided" information on the bulk table, the application will require several variances.
2. The Planning Board may wish to indicate their intent to assume Lead Agency under SEQRA, and have the Zoning Board of Appeals advised accordingly.
3. It is my recommendation that the planning board deem this application incomplete, and forward this application to the Zoning Board of Appeals for necessary action.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

MJE/st
NW07-02-24Jan07.doc

REGIONAL OFFICES

• 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •



RESULTS OF P.B. MEETING OF: January 24, 2007
PROJECT: Lombardi / Vincenzo Sub. P.B. # 07-02

PROJECT: Lombardi / Vincenzo Sub. P.B. # 07-02

NEGATIVE DEC:

M)___S)___ VOTE: A___N___
CARRIED: Y___N___

M) 5 / 5) M VOTE: A 5 N 0
CARRIED: Y ✓ N

PUBLIC HEARING: _____ **WAIVED:** _____ **CLOSED:** _____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M) V S) M VOTE: A 5 N 0

RETURN TO WORK SHOP: Y___ N___

APPROVAL:

M) - S) _____ VOTE: A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y N

CONDITIONS – NOTES:

[illegible]

January 24, 2007 meeting

P.B. # 07-02 Application fee

Town of New Windsor

555 Union Avenue

New Windsor, NY 12553

(845) 563-4611

RECEIPT

#69-2007

01/26/2007

Lombardi, Frank

Received \$ 75.00 for Planning Board Fees, on 01/26/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 01/22/2007

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 7-2

NAME: LOMBARDI-VINCENZO SUB. PA2006-1158

APPLICANT: FRANK LOMBARDI & PHILIP VINCENZO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/19/2007	REC. CK. #523	PAID		400.00	
			-----	-----	-----
		TOTAL:	0.00	400.00	-400.00





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

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e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF: NEW WINDSOR

P/B APP. NO. 100-3 07-02

WORK SESSION DATE: 17 JAN 07

PROJECT: NEW X OLD

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: Full App

PROJECT NAME: Lombardi sub.

REPRESENTATIVES PRESENT: M.C.

MUNICIPAL REPS PRESENT:

BLDG INSP.
FIRE INSP.
P/B CHMN

MHE REP (MJE) (Other)

PB ATTY.
PLANNER
OTHER

ITEMS DISCUSSED: R-4

2 ex. rt house - one lot

2-lot sub
ZBA ref.

Tax Map

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: X Y N

Ready For Meeting X Y N

Recommended Mtg Date next avail

1/24/07?

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 13 Block 12 Lot 10

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2006 - 1158
MUST FILL IN THIS NUMBER

1. Name of Project Lombardi - Vincenzo Sub.
2. Owner of Record Frank Lombardi & Philip Vincenzo Phone 845-629-1301
Address: 361 OAK Drive New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Lombardi / Vincenzo Phone 845-629-1301
Address: 361 OAK Drive New Windsor NY 12553
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan William Komisar Phone 845-485-2626
Address: 504 Haight Ave Poughkeepsie NY 12603
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:
Frank Lombardi 845-629-1301 845-496-9707
(Name) (Phone) (fax)
7. Project Location: On the North side of Lawrence Ave
(Direction) (Street)
8. Project Data: Acreage _____ Zone R-4 School Dist. NFA

RECEIVED

JAN 19 2007

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X

12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

[Signature]

(OWNER'S SIGNATURE)

17th DAY OF January 2007

(AGENT'S SIGNATURE)

[Signature]
NOTARY PUBLIC

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
#01CA6073319
Commission Expires April 22, 2010

Please Print Agent's Name as Signed

TOWN USE ONLY

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JAN 19 2007

DATE APPLICATION RECEIVED
BUILDING DEPARTMENT

07-02

APPLICATION NUMBER

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

Checklist items shall be incorporated on the Subdivision Plan prior to consideration for being on the Planning Board Agenda:

____ Name and address of Applicant. ✓

____ Name and address of Owner. X

____ Subdivision name and location X

____ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN) X

SAMPLE:



____ Tax Map Data (Section, Block & Lot). X

____ Location Map at a scale of 1" = 2,000 ft. X

____ Zoning table showing what is required in the particular zone and what applicant is proposing. ✓

____ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone. +

____ Date of plat preparation and/or date of any plat revisions. X

____ Scale the plat is drawn to and North arrow. ✓

____ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.

____ Surveyor's certificate. X

____ Surveyor's seal and signature. ✓

____ Name of adjoining owners. ✓

____ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.

____ Flood land boundaries.

____ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.

RECEIVED

JAN 19 2007

Page 1 of 3

07-02

BUILDING DEPARTMENT

18. _____ Final metes and bounds. ✓
19. _____ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street. ✓
20. _____ Include existing or proposed easements.
21. _____ Right-of-way widths.
22. _____ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. _____ Lot area (in square feet for each lot less than 2 acres). ✓
24. _____ Number the lots including residual lot. ✓
25. _____ Show any existing waterways. ✓
- *26. _____ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. _____ Applicable note pertaining to owner's review and concurrence with plat together with owner's signature. ✓
28. _____ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. _____ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided. ✓
30. _____ Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. _____ Provide A septic system design notes as required by the Town of New Windsor.
32. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. _____ Indicate percentage and direction of grade.
34. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number. ✓
35. _____ Indicate location of street or area lighting (if required).

RECEIVED

JAN 19 2007

Page 2 of 3

07-02

BUILDING DEPARTMENT

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. _____ A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: J.W. Koon 1/18/2007
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

RECEIVED

Page 3 of 3

07-02

JAN 19 2007

BUILDING DEPARTMENT

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>Frank Lombardi</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>210 Lawrence Ave + Bradford Ave</i> <i>56 Lawrence Ave + 60 Lawrence Ave</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Sub Divide</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Frank Lombardi</i>	Date: <i>1/17/06</i>
Signature: <i>[Signature]</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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JAN 19 2007

OVER

1

07-02

BUREAU OF ENVIRONMENTAL PROTECTION

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain briefly:	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

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Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

JAN 19 2007

Date

BUILDINGS DEPARTMENT

07-03

ECC184
"XX"

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

This property is not in a
Flood zone *Jul all*

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JAN 19 1967

BUILDING DEPARTMENT

07-02

NOTES:

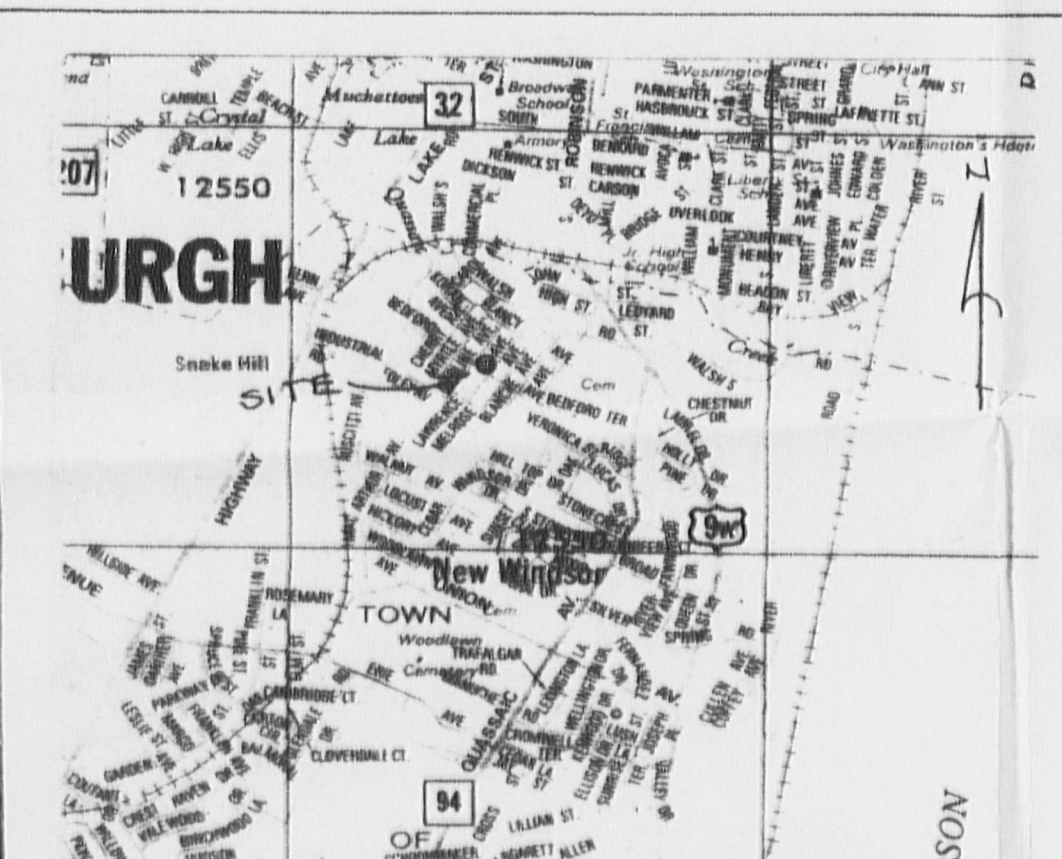
- PARCEL I.D. NO: 13-12-10
- TOTAL AREA: 0.25 ACRE (11000^{sq} ft)
- ZONING: R4
- BULK REQUIREMENTS CHART:

OWNERS/APPLICANTS:
FRANK LOMBARDI & PHILIP VINCENZO
361 OAK DRIVE
NEW WINDSOR, NEW YORK 12553
DEED LIBER 12168, cp 1260

REQUIRED	PROPOSED			
	PARCEL "A"	VARIANCE ⁺	PARCEL "B"	VARIANCE ⁺
MINIMUM LOT AREA: 1 ACRE (43560 ^{sq} ft)	0.14 A. (6000 ^{sq} ft)	37,650 ^{sq} ft	0.11 A. (5000 ^{sq} ft)	38,560 ^{sq} ft
MINIMUM LOT WIDTH: 125'	60'	65'	50'	75'
MINIMUM ROAD FRONTAGE: 70'	60'	10'	100' ± 50'	-
MINIMUM YARDS: FRONT - 45'	50.8' ±	-	23.4' ±	21.6'
SIDE - 20' (TOT. 40')	5.9' ± (21.0' ± TOTAL)	16.1' (190' ±)	28.6' ± (28.6' ± TOTAL)	20' (11.4' TOTAL)
REAR - 50'	53' ±	44.7'	46.8' ±	3.2'
DWELLINGS/LOT: 1	1	-	1	-
MINIMUM LIVING SPACE/DWELLING: 1200 ^{sq} ft	1480 ^{sq} ft	-	1160 ^{sq} ft	40 ^{sq} ft
MAXIMUM BUILDING HEIGHT: 35'	23'	-	20'	-
PARKING SPACES: 2 OFF-STREET/DWELLING	2	-	2	-
MAXIMUM DEVELOPMENTAL COVERAGE: 20%	38%	18%	37%	17%

+ VARIANCES GRANTED BY TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS ON 6/11/2007.

* CITY PARK, MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 8/30/1909 AS MAP NO 647.



LOCATION MAP SCALE: 1" = 2000'

OWNERS' CONSENT NOTE:

WE, _____ AND _____, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENT TO THE TERMS AND CONDITIONS STATED HEREON, AND TO THE FILING OF THIS MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

LOMBARDI-VINCENZO SUBDIVISION

TOWN OF NEW WINDSOR
SCALE: 1" = 20'

ORANGE COUNTY, N.Y.
JANUARY 22, 1997
REDATED: 11/27/2006
REDATED: 1/11/07
REDATED: 1/18/07
REDATED: 8/14/07

SURVEYOR'S NOTE:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME ON 1/21/1997 AND UPDATED BY ME ON 11/25/2006 & 8/14/07.

J.W. Komisar

PREPARED BY:

J. WILLIAM KOMISAR, L.L.S.
504 HAIGHT AVENUE
POUGHKEEPSIE, NEW YORK 12603
(845) 485-2626

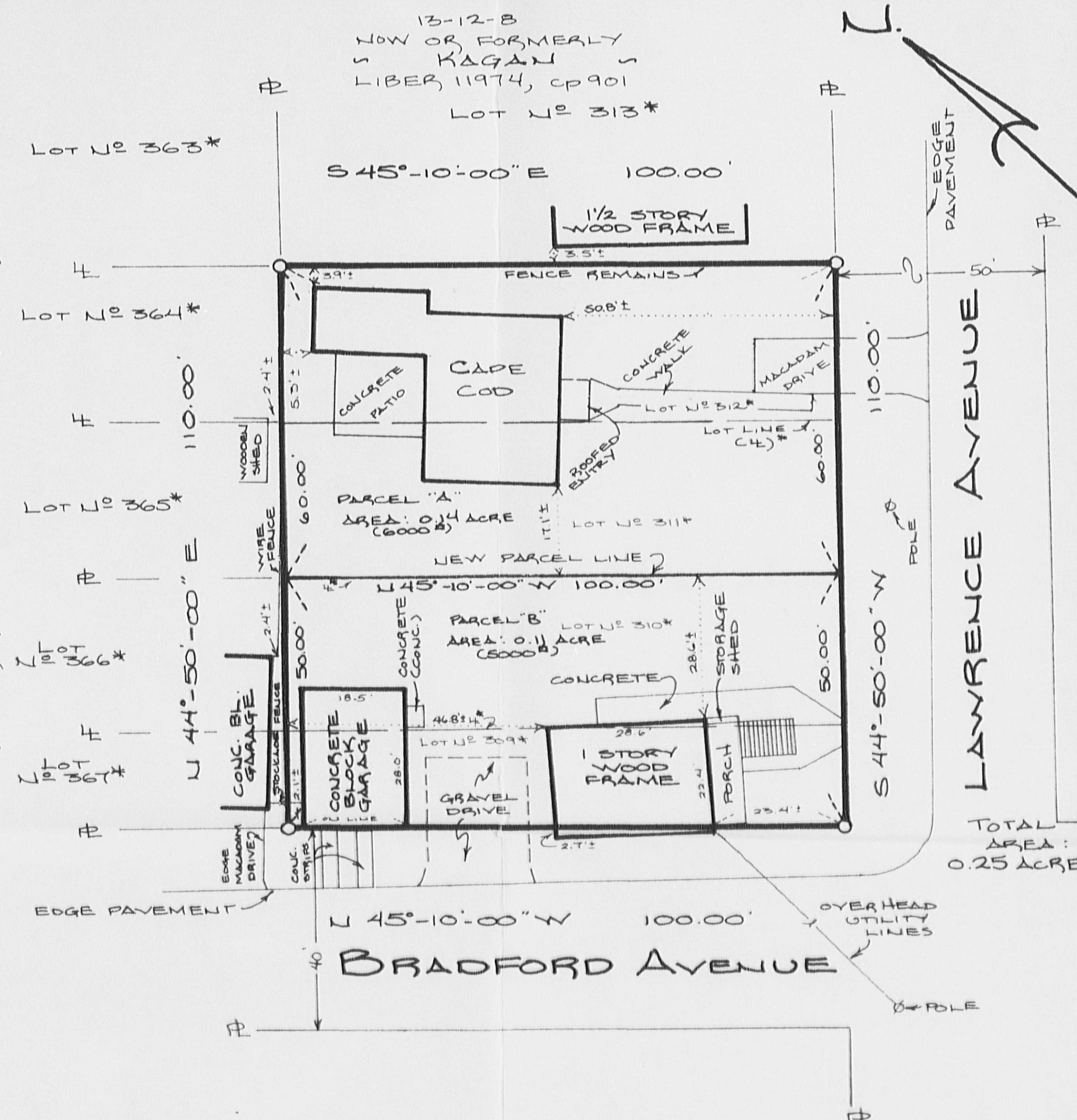


TOWN OF NEW WINDSOR
PLANNING BOARD APPROVAL:

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 14 2007

By: _____
By: _____
George Aronis, Chairman
Neil Schaeffer, Secretary



TOTAL AREA: 0.25 ACRE

11597

NOTES:

- PARCEL I.D. NO: 13-12-10
- TOTAL AREA: 0.25 ACRE (11000^{sq} ft)
- ZONING: R4
- BULK REQUIREMENTS CHART:

OWNERS/APPLICANTS:
FRANK LOMBARDI & PHILIP VINCENZO
361 OAK DRIVE
NEW WINDSOR, NEW YORK 12553
DEED LIBER 12168, cp 1260

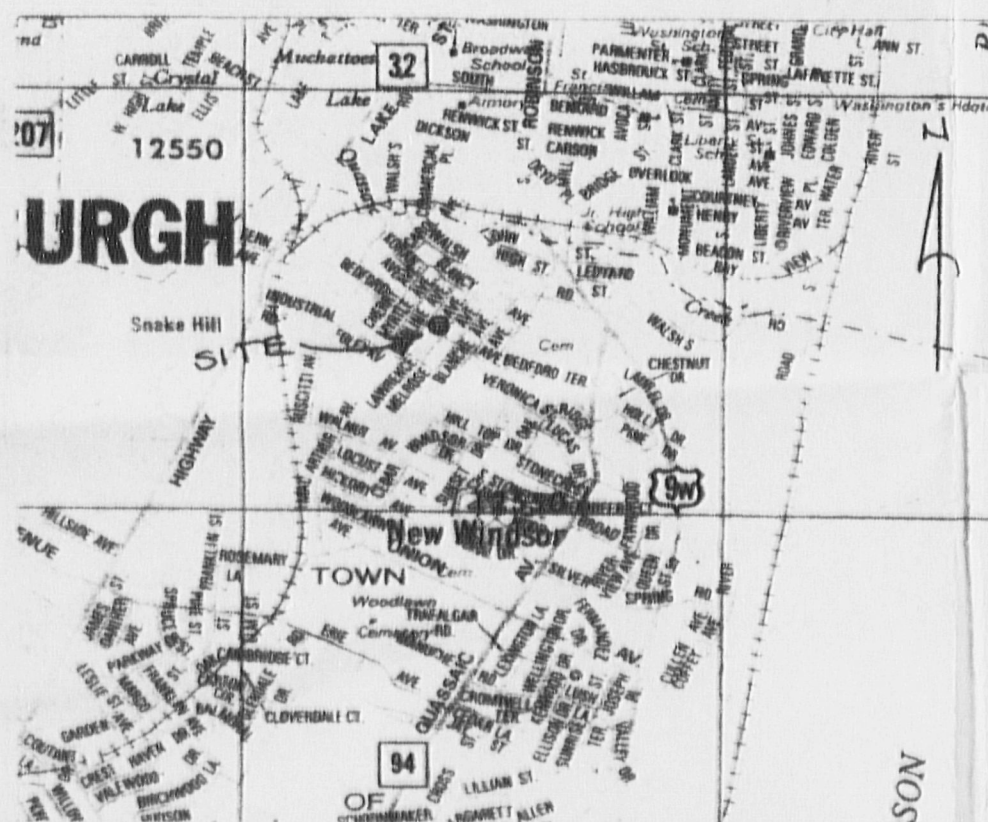
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⁺ VARIANCES GRANTED BY TOWN OF NEW WINDSOR, ZONING BOARD OF APPEALS ON 6/11/2007.

* CITY PARK, MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 8/30/1909 AS MAP NO 647.

13-12-11
NOW OR FORMERLY
COLON
LIBER 4579, cp 036

13-12-12
NOW OR FORMERLY
PIPERATO & YONJONE
LIBER 12138, cp 1285



LOCATION MAP
SCALE: 1" = 2000'

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SIGNATURE _____ DATE _____

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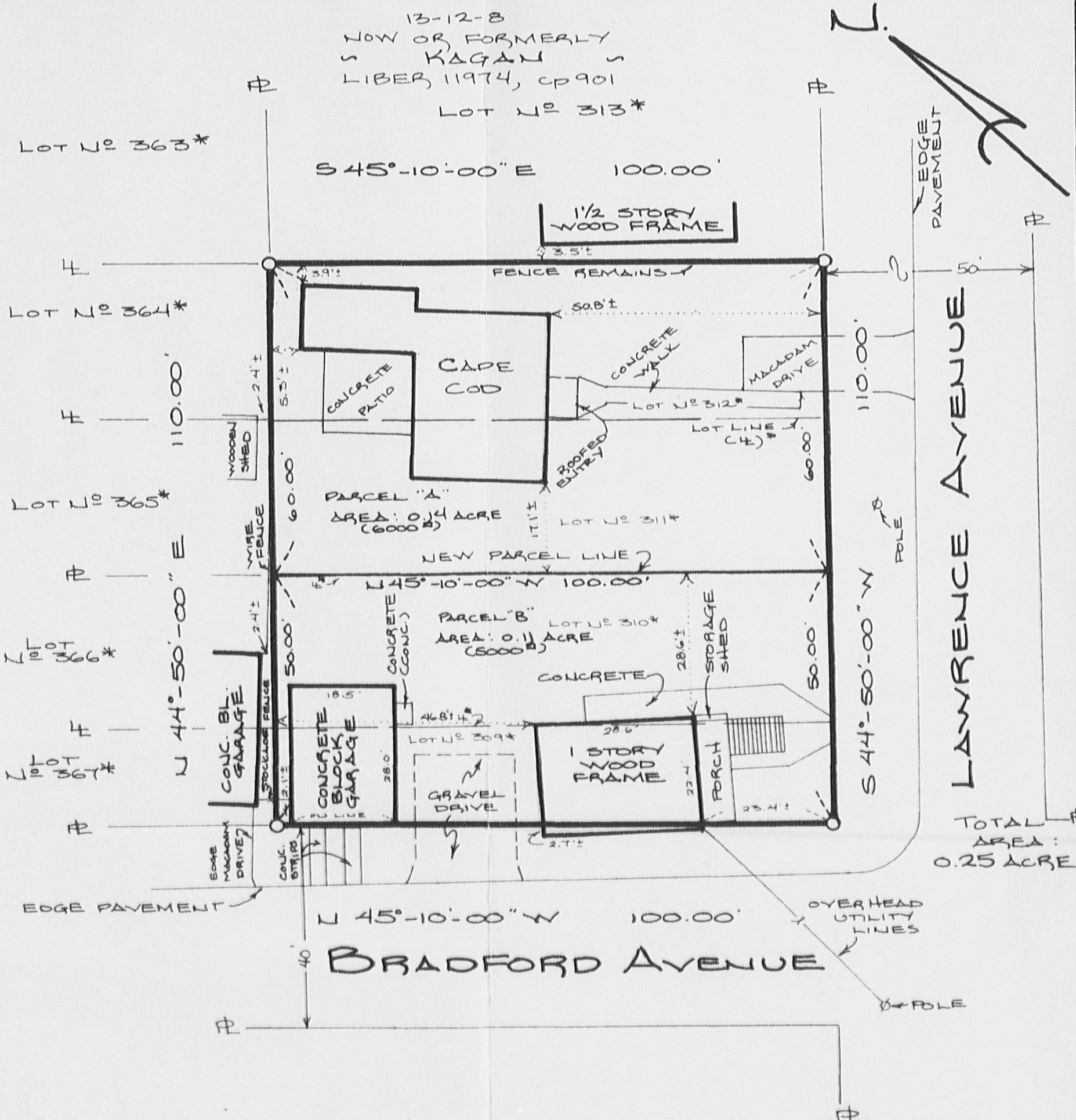


TOWN OF NEW WINDSOR
PLANNING BOARD APPROVAL:

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

NOV 14 2007

By: _____
By: _____
General Antonio, Chairman
Neil Schmeisinger, Secretary



11597